

THE TOWN OF MERRIMAC

S6911 State Highway 113 - P.O. Box 115
Merrimac, WI 53561

MINUTES OF THE PLANNING & ZONING COMMISSION January 15, 2014

Present were John Gaedke, Interim-Chair; Tim Healy, Dan Purcell, Doug Hill, and Frank Olah. Also present was Tim McCumber, Town Administrator.

Gaedke called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the June 19, 2013 meeting, motion by Healy, second by Hill. Motion passed. There was no old **OLD BUSINESS**.

Under **NEW BUSINESS**, the commission considered 7th addendum to Lakeview Estates as a minor amendment to the Planned Area Development to reflect the location of installed and proposed piers for the purpose of Department of Natural Resources pier permitting approval. McCumber reported the property owners have been pushing the developer to prepare a CSM to secure the pier rights allowed in the CSM after some changes to state law a couple of years ago. Jim Grothman of Grothman Associates added that in addition to identifying the piers, the CSM assigns pier spaces to specific units. It also changes the lots from LCE lots to be in compliance with changes to Wisconsin Condominium law. Olah addressed concerns over placement of piers in Wiegand's Bay noting the Planned Area Development requires the piers are removed by October 31st annually. Grothman did not see it to be a problem and McCumber said he would notify the developer and the property owner. Motion to approve by Hill, second Healy. Motion passed. The board then discussed a proposed amendment to the Town of Merrimac Zoning ordinances to allow vacation rentals with a Conditional Use Permit (CUP). McCumber reported under our ordinances, anyone renting a room as a vacation rental must comply with state law and pay room tax to the town. The town's attorney reported that she found 8 such properties on VRBO.com. McCumber said that the properties are in violation of the town's zoning ordinance. This proposal would establish guidelines to allow for the use but make it strict enough to make people understand they are operating a business. He said the Commission could do nothing which would require that he take action to shut the operations down or they could move it forward for consideration as an amendment to the ordinance. Motion by Healy to consider the amendment and hold a public hearing, second by Hill. Motion passed. The board also considered a possible amendment to the Town of Merrimac Zoning ordinance to allow swimming pools to be approved as an administrative approval instead of requiring a Conditional Use Permit (CUP). McCumber reported that swimming pools are highly regulated by the state and felt the added requirement of a CUP added no value to the approval process. Motion by Hill, second by Olah to move forward with the process to amend the ordinance.

Under the **ADMINISTRATOR'S REPORT**, McCumber reported that there 50 permits issued in 2013 totaling \$3,841,488; this compares to 66 permits in 2012 totaling on \$2,332,908. The town issued permits for 8 new houses which is the most since issued since we issued 11 new houses in 2006. He also provided historical data going back to the early 1990's.

Motion to adjourn by Hill, second by Healy. Motion passed.